

Oxon Hill Manor
6701 Oxon Hill Road (west side)
Oxon Hill
Prince George's County
Maryland

HABS NO. MD-301

HABS

MD.

17. OxHI

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

ADDENDUM
FOLLOWS

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

HABS NO. MD-301

OXON HILL MANOR

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17-OxH

1-

Location: 6701 Oxon Hill Road (west side)
Oxon Hill, Prince George's County, Maryland

Present Owner: International Capital Corporation
1701 Pennsylvania Avenue, Washington, D.C.
(Gen. George H. Olmsted, principal officer)

Present Occupant: Mr. Fred N. Maloof and staff

Present Use: Residence and museum

Statement of Significance: This notable neo-Georgian country mansion was designed in 1928 by Jules Henri de Sibour for Sumner Welles, career diplomat and Under Secretary of State in the administration of Franklin D. Roosevelt. Essentially unaltered, it expresses a high level of 1920's prosperity.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: The following is a chain of title to the land at Oxon Hill owned by Sumner Welles and since divided among several parties.

1685 Lands in vicinity of Oxon Creek granted by Lord Baltimore to John Addison, merchant adventurer and uncle of essayist Joseph Addison.

1706 Lands inherited by John's son Thomas Addison (1679-1727). Thomas built "Oxon Hill" mansion overlooking Potomac south of Oxon Creek in 1711.

1727 Land inherited by Thomas's son John Addison (1713-1764).

1764 Land inherited by John's son Thomas Addison (c. 1740-1774); survey containing 3,663 acres patented in 1767 as "Oxon Hill Manor."

1774 Oxon Hill Manor inherited by Thomas's son Walter Dulany Addison (1769-1848). Thomas Hawkins Hanson, who married Thomas Addison's widow, served as regent during the boy's minority. (This and above from Guy Castle, "New School at Oxon Hill Recalls Glories of Old Prince George's," The Enquirer-Gazette, Upper Marlboro, Md., Oct. 18, 1957.)

- 1810 Walter D. Addison sold over 1,328 acres (including house) to Zachariah Berry [Land Record Books J.R.M. 13, pp. 623, 627, 654; J.R.M. 16, p. 435, Prince George's County Courthouse, Upper Marlboro, Md. (hereinafter cited as PGCC)].
- 1845 Zachariah Berry died; Oxon Hill Manor inherited by son Thomas (Book P.C. 1, pp. 284-89, PGCC).
- 1878 Thomas Berry found mentally incompetent by court; property placed in hands of trustees to be sold for payment of debts (Chancery Cause No. 1208 Equity, PGCC).
- 1891 Unsold remainder of Oxon Hill Manor (including house) conveyed to Rosa P. Suit, who sold it to John C. Heald (Land Record Book J.W.B. 18, pp. 359, 370, PGCC).
- 1892 Heald sold Oxon Hill Manor to Reuben L. Coleman et al. (Land Record Book J.W.B. 20, p. 412, PGCC). House burned Feb. 6, 1895.
- 1905 Coleman sold Oxon Hill Manor to trustees for Rock Creek Land Company, Inc. (Land Record Book 21, p. 359, PGCC).
- 1907 Rock Creek Land Company trustees sold 775 acres of Oxon Hill Manor (including house site) to Emma P. Coleman (widow of Reuben L. Coleman) (Land Record Book 38, p. 447, PGCC).
- 1913 Mary V. Parran, heir of the late Emma P. Coleman, granted quit-claim deed to Oxon Hill to R. Lindsay Coleman, another heir (Land Record Book 84, p. 477, PGCC).
- 1917 John C. Parran et al., relatives of R. Lindsay Coleman (who had died intestate) assigned Oxon Hill Manor to trustees William K. Quinter and Thomas C. Coleman to dispose of and settle estate (Land Record Book 128, p. 1, PGCC).
- 1927 Quinter and Coleman sold four parcels of Oxon Hill Manor totaling approximately 245.17 acres to Sumner and Mathilde T. Welles (Land Record Book 293, p. 122, PGCC). Property resurveyed with total of 244,4289 acres in 1929.
- 1952 Welles sold 55,387 acres (including his house but excluding site of Addison house) to Fred N. Maloof; another 2.78-acre tract was sold to Maloof the following year. Welles sold rest of Oxon Hill Manor (approximately 187.3 acres, including Addison house site) to Kenneth (sic) Frank. (Land Record Books 1554, pp. 360, 365; 1848, p. 119; 1567, p. 329 PGCC)

- 1953 Kenneth Frank sold his portion of Oxon Hill Manor to Roberto Motta (Land Record Books 1569, p. 293; 1586, p. 100, PGCC). Motta deeded this land to Oxon Hill Estates, Inc., in 1954 (Land Record Book 1773, p. 578, PGCC).
- 1967 Fred Maloof sold his portion of Oxon Hill Manor (including Welles house) to the Burpac Corporation (Land Record Book 3506, p. 193, PGCC).
- 1969 Trustees for Oxon Hill Estates, Inc., transferred 149.820 acres (including the Addison House site) to Oxon Hill Estates Straw Corporation (Land Record Book 3775, p. 289, PGCC). (Addison house site is currently contained in a 92.7-acre portion of this property.)
- 1970 Burpac sold eight acres, including Welles house, to International Capital Corporation, and its remaining 47.38 acres to Financial Realty Corporation (Land Record Book 3856, pp. 402, 406, PGCC).
2. Date of erection: 1929.
3. Architect: Jules Henri de Sibour, AIA (1872-1938).
4. Original plans, construction, etc.: Structural and mechanical blueprints dated 1928 are in possession of the present occupant.
5. Alterations and additions: A cast-iron porch on the south elevation was added between 1929 and 1934.
6. Important old views: Interior photographs of rooms and furnishings in Town and Country, Mar. 1, 1934, pp. 36-39.
- Exterior views in undated (c. 1950) Joseph P. Day, Inc., advertising brochure in possession of present occupant.

B. Historical Events and Persons Connected with the Structure:

The site is a part of the Addison family estate established in 1685. John Hanson, first "President of the United States in Congress Assembled" under the Articles of Confederation, died in the Addison house (the site of which is nearby but outside the present Oxon Hill Manor property limits) and is believed by some to have been buried in the vicinity. Sumner Welles, Under Secretary of State in the administration of Franklin D. Roosevelt, entertained Roosevelt and other persons of prominence at his mansion during the 1930s and 1940s (although a reported Roosevelt-Churchill meeting at the estate in 1942 appears not to have occurred).

C. Sources of Information:

1. Primary and unpublished sources:

Cited land records, Prince Georges County Courthouse.

Interviews with Benjamin and Arnold Welles, sons of Sumner Welles.

Structural and mechanical blueprints for Welles house, J. H. de Sibour, 1928 (in possession of Fred N. Maloof, present occupant of house).

2. Secondary and published sources:

Brown, Barbara T. "Oxon Hill Manor Near Washington," Town and Country, Mar. 1, 1934, pp. 36-39.

"Oxon Hill Manor," undated sales brochure (c. 1950), Joseph P. Day, Inc., New York and Washington.

Rosenfeld, Stephen S. "Sumner Welles is Dead at 68" (obituary), Washington Post, Sept. 25, 1961.

Who's Who in America. Vol. 30 (1958-1959), Chicago, 1958.

Prepared by Barry Mackintosh
Historian
National Park Service
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National Park Service
January 5, 1972

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Oxon Hill Manor is a large, well-built, and lavishly equipped neo-Georgian country house by Jules Henri de Sibour. Set in extensive landscaped grounds, the mansion is typical of stylistically conservative major American houses of the 1920's.

2. Condition of fabric: Maintenance has been neglected, but the building appears to be structurally sound. The terraces have settled several inches in places, and the wooden porches show signs of decay. The roof requires some repair. Plaster in the entrance hall, drawing room, upper hall, and south rooms of the main block has suffered water damage. The present occupant reports termite damage in the basement.

B. Description of Exterior:

1. Overall dimensions: Approximately 181' x 53' overall (excluding terraces and porches): main block approximately 102' (five-bay east front with projecting three-bay central pavilion) x 53' plus service wing extending north approximately 79'. Two stories plus partial basement and unfenestrated attic space.
2. Foundations: Brick on concrete footings.
3. Wall construction: Brick backed by hollow tile. Brick quoins at corners. Brick string course between first and second floors.
4. Framing: First floor is carried on reinforced concrete slabs. Hollow tile interior partitions support wooden joists 2" x 14" (3" x 14" over drawing rooms) set 16" on center. Roof trusses are wooden. Steel I-beams support those chimneys which do not descend below second floor.
5. Porches, stoops, etc.: All terraces rest on earthen fill. Brick terrace approximately 46' x 12' paved in herringbone pattern spans pavilion bays of main block east elevation and is approached by seven brick risers from asphalt pavement of walled forecourt. Terrace has stone balustrades. South elevation is spanned by brick terrace paved in herringbone pattern. This terrace extends beyond south elevation to connect with west terrace and has no balustrade. Wide bay between south first-floor windows is sheltered by cast-iron porch with concave slate roof. Five-bayed west elevation of main block has brick terrace approximately 102' x 17' approached by seven brick risers from lawn. Terrace is paved in herringbone pattern and has pair of wooden Roman Ionic tetrastyle porches with balustraded roof decks, each sheltering a first-floor end bay. Similar porch spans first floor of north (service wing) elevation. East wall of service wing has reinforced concrete entrance stoop.

6. Chimneys: There are eight brick chimneys on the main block and two on the service wing. Chimneys are rectangular with brick cornices and stone caps. Six of main block chimneys have flat metal rain deflectors.
7. Openings:
 - a. Doorways and doors: Front (east) entrance from terrace has paired three-paneled wooden doors hung below two-light hinged rectangular transom. Wooden architrave has cornice supported on consoles ornamented with "compo" leaves. Above cornice is broken segmental-arched pediment with terra-cotta cartouche in center displaying armorial bearings. Sill is molded stone. Entrances to service wing are from east areaway to cellar, east stoop to first-floor service hall, north porch to laundry, north porch to servants' hall, and west terrace to pantry. All have brick flat-arch lintels above two-light transoms. All service doors have six square lights above two vertical panels.
 - b. Windows and shutters: Main block has French casement windows throughout. Principal first-floor windows are paired four-light casements (set under hinged rectangular two-light transoms) and can therefore also serve as doors. Eight first-floor main block windows have wooden molded crosseted architraves with flat cornices. North and south windows of east elevation open onto wooden console-supported balustraded balconies and have triangular pediments. Central west window has architrave duplicating that of main (east) entrance. Two eight-light single casement windows with brick flat-arch lintels and molded wooden sills flank principal north window of east elevation. Two other minor windows, similar except that three-light single casements are set below single-light transoms, are in the north and south faces of the projecting central east pavilion. All but two second-floor main block windows have four-light casements, those of principal windows being paired. What appears to be central east window is actually two, having heavy mullion masking partition dividing two bathrooms. This disguised pair, and windows over two balconied first-floor windows, have crosseted molded architraves flanked by flat consoles ornamented with scrolled vine motifs of classical Greek derivation executed in "compo." Consoles are placed against pilasters which are set on plinths and "support" minor entablatures abutting roof cornice. Sections of frieze are pulvinated. Sills continue across entire width of motifs. Plinths below sills are "supported" by parapet motifs behind pediments of first-floor openings. Lower

and upper enframements thus form continuous vertical elements constituting most noteworthy exterior ornamental features of the house. Central second-floor window of west front and principal north and south windows of same elevation have enframements identical with those just described. Central window is paired casement without mullion (as in east counterpart). Latter two open onto porch decks and have five-light paired casements. Other principal second-floor windows have brick flat-arched lintels with keystone motifs. Minor (single casement) windows lack keystone motifs. Second-floor sills are of molded wood. All Service wing windows have wooden four-over-four-light double-hung sash set under brick flat arches. Service wing window sills are of molded wood. There are no exterior shutters.

8. Roof:

- a. Shape, covering: Truncated hip roofs, slopes covered by rectangular blue-grey slates. Decks are covered with slag. Flashings are copper.
- b. Cornice, eaves: Wooden cornices of cyma recta form are supported by modillions ornamented with "compo" leaves. Eaves and gutters are concealed behind paneled brick parapets with stone coping. Parapets have small openings for overflow drainage. Downspouts are copper, have boxed headers. Service wing parapets above brick string courses in lieu of cornices are unpaneled.

C. Description of Interior:

1. Floor plans:

- a. Basements: Main block is excavated to depth of 5' below drawing room, entrance hall, library, and den floors. Boiler room is under dining room. Former coal storage space is under north end of west terrace. File room, gun room, and trunk room are under main stairs and north end of stair hall. Service wing basement has service hall running north-south. East of hall are (from south to north) service stairs, entrance from areaway, pressing room, storeroom, incinerator room, and storage room. West of service hall are (from south to north) man's room, elevator shaft, men's bath, man's room, men's lounging room, wine room, and furniture storeroom.

- b. First floor: Main block ceilings are approximately 13' high. Drawing room 26' x 45' opening from entrance hall, library, and south and west terraces occupies south end of main block. Entrance hall 31'2" x 26'6" entered from east terrace, and library 31' x 23'6" opening from entrance hall and west terrace are north of drawing room. Den 14'10" x 16'3" entered from lateral hall occupies northeast corner of main block east pavilion. Lateral hall runs north from entrance hall to elevator lobby in service wing. Cloakroom, two toilets under main stairs, and main stairs, all east of lateral hall, occupy northeast portion of main block. Dining room 41' x 23'6" entered from library, lateral hall, west terrace, and service wing pantry occupies northwest corner of main block. In service wing, silver safe opens from elevator lobby and is placed within well of service stairs. East of service hall north of elevator lobby are first run of service stairs, servants' toilet, flower room, and service entrance. On west, north of pantry, are kitchen and cold room. Laundry in northeast corner and servants' hall in northwest corner occupy north end of service wing.
- c. Second floor: Main block ceilings are 11' high. South end of main block is occupied by master chamber 26' x 20'3" in southwest corner, boudoir 14'9" x 18'3" in southeast corner, bathroom between them, and vestibule to suite and closets. Central hall runs north-south. East of hall are two chambers with two bathrooms between them, small sewing room, and main stairs. West of hall are (south to north) chamber, bathroom, chamber, bathroom and two large closets, and connecting chamber with additional bathroom in south end of service wing. Service wing contains elevator lobby (connected by door with central hall), service hall, and corridor. East of corridor (which is divided by a central partition) are a sewing room and four men's chambers. West of corridor are seven maid's chambers. Men's bathroom, maids' bathroom, and another maid's chamber are at north end of wing. Second floor is provided with extensive closet and cupboard space opening from principal chambers and central hall. Service corridor has large linen closet.
2. Stairways: Main stairs are oak and have closed string. They ascend 27 risers to second floor in semicircle running east to west. Railing is oak supported by wrought-iron S-shaped scrolls of foilated pattern. Railing and its supports turn at bottom to form newel post of volute plan resting on curtail step. Service stairs are steel and concrete. They run east 4 risers to landing, south 13 risers to second landing, and west 3 risers to second floor. Elevator in service wing runs from basement to second floor.

3. Flooring: Entrance hall, lateral hall, and stair hall of first floor are paved with squares of white marble and smaller squares of black marble set diagonally at corners of white squares. Other first-floor rooms of main block have oak floors laid in herringbone pattern. Second floor of main block has oak floors laid in narrow straight runs. Bathrooms are floored with small square white tiles set with wide lines of dark grouting. Service wing floors are covered by resilient tile.
4. Wall and ceiling finish: Walls of entrance hall, lateral hall, and stair hall of main block first floor are finished in plaster molded into fielded panels above plain dado and molded wooden chair rail. Ceiling has plaster modillion cornice and two unornamented broad shallow flat offsets around periphery. Walls and ceiling are covered with thin closely woven fabric painted white. All other main block first-floor ceilings are identical with hall ceilings in design except for cornices. None have centerpieces. Drawing room walls are flat plaster with plain painted protective fabric as in hall. Ceiling cornice has wide plaster frieze of Adamesque arabesques and octagonally framed urns in low relief, and shallow Roman classical running cornice moldings. Library walls have fielded pine panels with fluted Roman Doric pilasters, recessed book shelves, plain frieze, and carved pine modillion cornice. Dining room has plaster walls divided into panels by half-round moldings of spirally wrapped open ribbon pattern. Eight largest panels are papered with antique Chinese hand blocked and colored paper said to have been removed from an English Regency house. Other panels are protected by plain painted fabric. Cornice has small plaster frieze of alternating paterae and pomegranates. Soffit of cyma recta cornice is reeded. Walls and ceilings of service wing are of plain painted plaster except kitchen, which has walls covered with square white tiles. Upper main stair hall has same panel motif and cornice as first-floor halls. Central second-floor hall and chambers have plain plaster dados below molded wooden chair rails, and plaster upper walls divided into panels by comparatively simple applied wooden moldings. Central hall has cornice with reeded soffit. All second-floor cornices (except stair hall) are wooden. Ceilings are of unmolded plaster. Bathrooms have square white tiles rising two thirds of wall height, with plain painted plaster above.
5. Doorways and doors: All principal first-floor doorways of main block are 5'6" wide. Reveals are paneled. Doors are paired. Each leaf has three fielded panels, but in some instances proportions of panels vary from front to back surfaces to accord with specific decor of rooms. Hall sides of doors have mahogany finish. Drawing room surfaces of doors are painted. Library faces of doors have pine finish. Dining room sides of doors are painted. Second-floor doors of main block are single and have two fielded panels and narrow

unfielded horizontal panel at lock stile. All doors of service wing are single six-paneled wooden doors.

6. Interior trim: Doorways of main block first-floor halls have molded wooden architraves above which are pulvinated friezes and tall denticulated triangular broken pediments enclosing slender lidded urns on socles. Drawing room doorways have molded architraves flanked by demi-term motifs headed by lidded urns in low relief "compo." Entablatures above architraves have flat cornices with water leaf running moldings and friezes ornamented by Adamesque "compo" swags and wreaths with lidded vessels of kylix form at centers. Library doorways have pine architraves of bolection profile carved in foliate motif. Dining room doorways have simple molded wooden architraves. Second-floor doorways and interior window architraves throughout have simple molded wooden architraves.
7. Notable hardware: Knockers of paired front doors are bronze lion masks holding heavy rings in their mouths. French windows have bronze fastening rods which seat in bronze saddles and are activated by molded and chased handles. Main block first-floor paired doors have similar fastening devices and chased gilt-bronze handles. Second-floor and service wing doorknobs are glass. All hardware is of highest quality.
8. Mechanical and electrical equipment:
 - a. Lighting, etc.: Electric lighting is used throughout. Entrance hall and main stair hall have crystal chandeliers of Louis XV design which appear to be original to the house. Drawing room is lighted by crystal sconces and lamps. Library has gilded brass sconces of rococo design and lamps. (Photographs dating from Welles occupancy show crystal sconces in library.) Dining room is lighted by crystal sconces. Second-floor central hall has small metal rayed star ceiling lights with exposed bulbs. Electric call bell system has signal box in pantry. Elevator is electrically driven.
 - b. Heating, etc.: House is heated by oil-fired steam system. Radiators are concealed or boxed. First floor has return air ventilating registers. All principal rooms and chambers have fireplaces. Drawing room fireplace has large rosso antico mantelpiece of Louis XV design. Entrance hall has very elaborate wooden mantelpiece in Georgian style. Opening is crosseted, and chamfered corners have elongated consoles. Applied "compo" ornament (some of which is now

dried out and cracked) includes conventionalized foliage, rococo scrolls, and pendent floral garlands. Library mantelpiece of carved pine in Georgian style is ornamented with pendent floral garlands on pilasters and floral swags and a sun mask on frieze. Dining room has large rosso antico marble mantelpiece in Louis XV style with carved shell keyblock. Chamber mantelpieces are veined white marble in Louis XVI style. Pilasters are fluted terms headed by fleurons. Other heating devices include original gas-fired triple cooking range with sheet metal hood in kitchen, plate warming oven in pantry, and steampipe drying rack in laundry.

- c. Plumbing: Bathrooms have original fixtures. Bathtubs of principal bathrooms are enclosed in white marble. Wash stands are supported on clear plastic legs with bright metal feet. Toilets are masked by cane-backed chaises percées. Pantry sink has unusual S-shaped divider, a device to allow use of a common drain pipe.

D. Site:

1. General setting and orientation: Oxon Hill Manor is located at 6701 Oxon Hill Road (west side) in Oxon Hill, Prince George's County, Maryland, on an eight-acre parcel that is a remnant of original Oxon Hill Manor granted to John Addison in 1685. This property is now surrounded by several parcels of undeveloped woodland totaling about 140 acres. These were also once part of John Addison's (and Summer Welles') Oxon Hill Manor. The Manor house property has a 400' frontage on Oxon Hill Road and is less than a mile from Interchange 38 of the Capital Beltway and about 10 miles from center of Washington, D.C. Long axis of house is oriented 30 degrees west of north with main entrance on eastern side of building. Garden elevation faces towards southwest and commands dramatic view of Potomac River 180' below. Formal gardens and swimming pool (approximately 25' x 70') are on constructed terraces southeast of house. Service yard is north of house.
2. Enclosures: Forecourt, about 100' x 100', at entrance to house is enclosed by approximately 10'-high brick wall. Photographs dating from Welles period show that forecourt was once enclosed with iron fence supported by brick piers. Brick curtain wall has since been built between piers. Piers flanking drive entrance are surmounted by wrought-iron lanterns, and those next to them by cast stone pineapples. There are no gates hung at forecourt entrance drive. On south side of forecourt is wrought-iron pedestrian gate to garden approached by semicircular brick risers. Garden gate piers are capped by cast stone urns containing fruit and flowers. On Oxon Hill Road are single brick piers marking

each side of north and south drives. At north drive is screen wall with narrow vehicular gate and wrought-iron pedestrian gate. Details of masonry and ironwork are similar to forecourt enclosure. Drive entrances are no longer part of Manor house property.

3. Outbuildings: Outbuildings on property of Manor house are metal gatehouse, storage shed, and enclosure for dog kennels. These structures are modern but in poor condition. Outbuildings contemporary with house are to south near south drive entrance from Oxon Hill Road. These include five-car garage and attached manager's quarters. Quarters contain six rooms with kitchen and bath. At other end of garage is greenhouse. Complex is heated by oil-fired steam system. Nearby is stable with six box stalls and feed and storage spaces. There is large apron in front of garage and fenced exercise yard next to stable. These buildings (except greenhouse) are brick, painted white, and have hip roofs.
4. Walks: Although photographs of grounds during Welles period show woodland paths and trail development, there is now no evidence that can be easily found in underbrush that has taken over gardens and woods. Steps from terraces of house and garden terraces terminate on grass. There is no evidence of pavements around house. Surface of forecourt is asphalt, and drives are gravel.
5. Landscaping: Gardens of house have been neglected, but parti of lawn terraces and planting arrangement is still evident. Lawn extends to west, full width of house over 400' down slope until it merges with woodland. Formal gardens are south of house. Here there are two terrace levels with English box arranged in formal manner about sculptured elements, architectural ornamentations, and niches in east screen wall. From this level double flights of brick steps with wrought-iron railings descend to lower garden and swimming pool. This garden extends about 200' south, and terrace is retained on west by brick wall surmounted by stone balustrade. To east is large lawn at same elevation as main house. Garden and lawn are separated by steep slope and plant material. Entrance grounds are wooded, with specimen trees and shrubs near drive and building. This planting and woods screen service wing from entrance and drive. Entrance gates of north drive are in extreme northeast corner of original Welles property. Narrow gravel drive, which generally parallels Oxon Hill Road, meanders through tall trees for a half mile before it

reaches Manor house. South drive is more direct. Entering property at southeast corner, it skirts outbuildings, which are directly in front of gate, and parallels state road until it sweeps into intersection with north drive about 250' in front of forecourt of Manor house. Until one reaches this point, landscape planting - mature conifers, holly trees, and laurel - conceal all but fleeting glimpses of house. Service road continues to rear of house from this intersection, and drive, aligned on axis with main door of house, continues to forecourt. Drive is in good condition, but roadside landscape and gate structures have been taken over by weeds and honeysuckle.

Prepared by: Denys Peter Myers
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